



MEETING RESULTS
Wednesday, June 25, 2025
6:30 PM (Local Time)

**THIS PUBLIC MEETING WAS CONDUCTED ONSITE AT THE
ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS).**

The following items were considered and acted upon where noted:

- I. Pledge of Allegiance
- II. Attendance: Dave Franz, Kendrick Davis, Josh Fedor, Him Hurst, Brad Johnson, and Nick Plopper attended in person. Andrew Kossack was absent.
- III. Planning & Building Department [May Monthly Report](#) (Informational Only – no action required)
- IV. Approval of Plan Commission Minutes: Approved
- V. Continuance or Withdrawal Requests

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
			None

VI. Continued Business to be heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Petitions
			None

VII. New Business to be heard

Docket Number & Links	Petitioner/ Project Name	Address of Project	Petitions
2025-36-MP: Staff Report with Exhibits	Cade and Jourdan Paddock / Baker Minor Subdivision	2250 S. 900 East Zionsville, IN	Subdivision of 36.5+/- acres into two (2) lots being in the Rural Single- and Two-Family Residential (R2) district. Also requested is a Waiver of the requirement for Perimeter Sidewalks. Sidewalk Waiver request was denied 6 in Favor/0 Opposed Sidewalk Deferral was approved 6 in Favor/0 Opposed Performance Bond Waiver was approved 6 in Favor/0 Opposed Minor Plat was approved 6 in Favor/0 Opposed

2025-38-DP: Staff Report with Exhibits	Zionsville Park & Recreation Board / Lincoln Park	100 W. Oak Street Zionsville, IN	Development Plan for improvements to the existing park including a new gazebo, water feature, monument sign, and interior ADA accessible walks in the Special Use Eight (SU-8) district. Development Plan was approved 6 in Favor/0 Opposed
2025-39-DP: Staff Report with Exhibits Letters of Interest	Zionsville School Corporation / Zionsville Schools Early Learning Campus	5565 S 700 East Zionsville, IN	Development Plan for a new early learning center and administrative buildings on 69.4 acres in the SU-1 zoning district. Development Plan was conditionally approved 6 in Favor/0 Opposed
2025-40-Z: Staff Report with Exhibits Letters of Interest	Epcon Communities / The Courtyards at Heritage Trail PUD Rezoning	7798 E. 500 South Zionsville, IN	Rezoning of 180.75+/- acres from the Rural Single-Family Residential (R1) district to the Planned Unit Development (PUD) district for an age-restricted residential development not to exceed 362 homes. This petition was continued to the July 21, 2025 Plan Commission meeting.
2025-42-PP: Staff Report with Exhibits	McBride Dale Clarion / Kroger Primary Plat	6425 E. SR 234 Zionsville, IN	Primary Plat for a commercial subdivision of 14.7+/- acres into two lots for a grocery store being in the Rural General Business (GB) district and within the I-65 South Overlay. Primary Plat was conditionally approved 6 in Favor/0 Opposed
2025-43-DP: Staff Report with Exhibits	McBride Dale Clarion / Kroger Development Plan	6425 E. SR 334 Zionsville, IN	Development Plan for a 118,300+/- sq. ft. grocery store with related parking and loading areas in the Rural General Business (GB) district and within the I-65 South Overlay. Development Plan was conditionally approved 5 in Favor/1 Opposed
2025-44-PPA: Staff Report with Exhibits Letters of Interest	Foxlane Homes / The Grove at Holliday Farms (formerly "The Enclave at Holliday Farms")	4480 Willow Road Zionsville, IN	Primary Plat Amendment for the 2.63 acres comprising Block 1 within Section 4 of Holliday Farms, to create 20 townhome lots being in the Planned Unit Development (Holliday Farms PUD) district. Primary Plat was approved 6 in Favor/0 Opposed
2025-49-OA: Staff Report with Exhibits	Zionsville Subdivision Control Ordinance Amendment	Town of Zionsville	Subdivision Control Ordinance Amendment to require FEMA and NOAA data when calculating and regulating storm water runoff from a developed or undeveloped subdivision plat. A Favorable recommendation was approved 6 in Favor/0 Opposed

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
2025-24-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Pending Written Statement from Town Council. Consideration of the Town Council's amendment of a Zoning Ordinance Amendment to change the approval process for Development Plans. IC 36-7-4-607 No action was taken on this item

2025-26-OA: Staff Memo with Exhibits	Zionsville Zoning Ordinance Amendments	Town of Zionsville	Pending Written Statement from Town Council. PC's 5/19/25 Decision Not Certified Due to Lack of Written Statement. Consideration of the Town Council's rejection of a Zoning Ordinance Amendment to change the approval process for outdoor dining in the Village Business District. IC 36-7-4-607 The Town Council rejection of the Ordinance Amendment was disapproved by the Plan Commission and will be returned to the Town Council for final action. 6 in Favor/0 Opposed
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Respectfully Submitted: Mike Dale, AICP
Director - Planning and Building Department, Town of Zionsville

TOWN OF ZIONSVILLE PLAN COMMISSION
REGULAR MEETING MEMORANDUM FOR
Monday, June 25, 2025 (rescheduled from June 16)
Zionsville Town Hall-Council Chambers
1100 West Oak Street

I. Pledge of Allegiance

President David Franz called the meeting to order at 6:30PM.

II. Attendance

Present: David Franz, Kendrick Davis, Josh Fedor, Jim Hurst, Brad Johnson,
and Nick Plopper

Absent: Andrew Kossack

Also Present: Mike Dale – Director & PC Secretary, Jodi Dickey – Senior Planner,
and Dan Taylor – Legal Counsel

III. Approval of Previous Meeting Minutes

Jim Hurst made a motion to approve the minutes of the May 19, 2025, regular meeting.
Josh Fedor seconded the motion. Motion carried 6 in favor/0 opposed.

IV. Continuance or Withdrawal Request

2025-40-Z Courtyards at Heritage Trail PUD

Mike Dale informed commissioners that the petitioner had submitted new information just today and because there has not been time to adequately review the new materials, he requested a continuance to the July meeting.

Nick Plopper recused himself from voting.

Brad Johnson made a motion to continue this item to the July 21, 2025 regular plan commission meeting. Kendrick Davis seconded, and the motion passed 5 in favor/0 opposed.

V. Continued Business – None

VI. New Business

2025-36-MP Baker Minor Subdivision

Jodi Dickey, Senior Planner, reviewed the proposed plat for commissioners. She described the site location and the proposed improvements. The proposal would create a two-lot subdivision in the R2 zoning district. The petitioner is requesting to waive the sidewalk and bonding requirements.

The public hearing was opened at 6:38PM. No one was present to speak for or against the petition and the hearing was closed at 6:39PM.

After discussion, Commissioners voted on the requested waivers and primary plat:

- Brad Johnson made a motion to deny the sidewalk waiver request. Jim Hurst seconded, and the motion passed 6 in favor/0 opposed.
- Brad Johnson made a motion to approve a deferral of the sidewalk installation. Nick Plopper seconded and the motion passed 6 in favor/0 opposed.
- Nick Plopper made a motion to approve the requested performance bond waiver. Brad Johnson seconded and the motion passed 6 in favor/0 opposed.
- Kendrick Davis made a motion to approve 2025-36-MP. Jim Hurst seconded and the motion passed 6 in favor/0 opposed.

2025-38-DP Lincoln Park Development Plan

Jodi Dickey, Senior Planner, reviewed the project for commissioners. She noted this project would serve to refresh existing amenities at the Park.

Jarod Logsdon, Superintendent of Parks and Recreation, presented project details, such as new walkways, gazebo, fountain, landscaping, and site lighting.

Commissioners had no specific questions regarding the amendment.
The public hearing was opened at 6:49PM.

One resident spoke regarding drainage, fencing, and traffic on Oak Street. He also requested park rules be posted.

The hearing was closed at 6:57PM.

Mr. Logsdon responded, noting the drainage is being designed so the site drains properly and that bollards are shown along Oak Street to prevent car/pedestrian conflicts.

Brad Johnson made a motion to approve 2025-38-DP. Kendrick Davis seconded, and the motion carried 6 in favor/0 opposed.

2025-39-DP Zionsville Schools Early Learning Center Development Plan

Jodi Dickey, Senior Planner, reviewed the project for commissioners. She described the site location and proposed improvements. This petition will construct a new 120,000sf building to house Early Learning Services and Educational Services Center on 69.4 acres in the SU-1 zoning district. She noted a new access drive design was still undergoing final design and would need sign-off by Town, County, and Whitestown engineers.

Matt Doublestein, Director of Operations for Zionsville schools, further described project details and was available to answer questions.
Commissioners discussed site design, landscaping, and architecture.

The public hearing was opened at 7:11PM.

Two residents noted their concerns with drainage, access to Stonegate, and preservation of an existing tree line along the south property line.

The hearing was closed at 7:18PM.

Nick Plopper made a motion to approve 2025-39-DP, with staff recommendations. Brad Johnson seconded, and the motion carried 6 in favor/0 opposed.

2025-42-PP Kroger Primary Plat

2025-43-DP Kroger Development Plan

Commissioners elected to hear these two petitions together as they are related.

Jodi Dickey, Senior Planner, reviewed both the primary plat and development plan for commissioners. She described the site location and the proposed improvements. These petitions will divide a single lot into two lots. The larger lot will contain a new 118,300sf grocery store and related parking and landscaping. The second lot will be owned and developed as a parking lot for the adjacent automobile dealership.

Anne McBride, with McBride, Dale, and Clarion, presented the petition and gave additional project details. She noted the amount of investment and employment opportunities this project will generate.

The public hearing for 2025-42-PP was opened at 7:32PM. No one was present to speak on the petition and the hearing was closed at 7:33PM.

The public hearing for 2025-43-DP was opened at 7:34PM. No one was present to speak on the petition and the hearing was closed at 7:35PM.

Commissioners discussed the overall site layout, drainage, and the existing Kroger in Boone Village.

Josh Fedor made a motion to approve 2025-42-PP with staff conditions. Jim Hurst seconded, and the motion carried 6 in favor/0 opposed.

Josh Fedor made a motion to approve 2025-43-DP with staff conditions. Kendrick Davis seconded, and the motion passed 5 in favor/1 opposed.

2025-44-PPA The Grove at Holliday Farms Primary Plat Amendment

Jodi Dickey, Senior Planner, reviewed the project for commissioners, noting the plat would allow construction of 20 townhomes on the site. She reminded the commissioners that the development plan for this project was approved at the May plan commission meeting and this plat amendment is a necessary technical step to receiving a secondary plat and completing project approvals.

The public hearing was opened at 7:47PM. No one was present to speak for or against the petition and the hearing was closed at 7:48PM.

Brad Johnson made a motion to approve 2025-44-PPA. Josh Fedor seconded, and the motion carried 6 in favor/0 opposed.

2025-49-OA Subdivision Control Ordinance Stormwater Amendment

Mike Dale, Director, reviewed details of the ordinance amendment for commissioners. This amendment would bring the SCO into conformance with state standards requiring the use of FEMA and NOAA data to make certain stormwater determinations.

The public hearing was opened at 7:53PM. No one was present to speak for or against the petition and the hearing was closed at 7:54PM.

Brad Johnson made a motion to approve 2025-49-OA. Kendrick Davis seconded, and the motion carried 6 in favor/0 opposed.

VII. Other Matters to Be Considered**2025-24-OA Development Plan Review Ordinance Amendment**

Mike Dale, Director, informed commissioners that town council rejected the proposed zoning ordinance amendment. He asked commissioners if there were other modifications they wanted to see on this proposal.

Commissioners discussed options including creating a Consent Agenda category to include on the meeting agenda.

The public hearing was opened at 8:02PM. No one was present to speak for or against the proposal and the hearing was closed at 8:03PM.

Commissioners opted to take no action on this item at this meeting.

2025-26-OA Outdoor Seating Ordinance Amendment

Mike Dale, Director, informed commissioners that town council rejected the proposed zoning ordinance amendment. He asked commissioners if there were other modifications they wanted to see on this proposal.

Commissioners discussed the merits of the original proposal and that they wanted to see this idea move forward.

The public hearing was opened at 8:14PM. No one was present to speak for or against the proposal and the hearing was closed at 8:15PM.

Jim Hurst made a motion to disapprove the town council rejection of 2025-26-OA. Josh Fedor seconded and the motion passed 6 in favor/0 opposed.

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:15PM